



## The Brow, Hesketh Bank, Preston

**Offers Over £599,950**

Ben Rose Estate Agents are pleased to present to the market Holly Cottage, a charming three-bedroom detached cottage, steeped in history and character, set within a conservation area in the sought-after village of Hesketh Bank. Originally a salmon fisherman's cottage, the home retains many traditional features that nod to its heritage, while offering beautifully updated spaces and also a self-contained annex. Occupying a generous plot of circa 0.45 acres, this rare gem has not been available on the market for over 50 years, making it an exceptional opportunity for buyers. Hesketh Bank itself is a delightful semi-rural community, surrounded by open countryside yet benefitting from excellent transport links via nearby bus routes, Southport and Preston train stations, and easy access to the M6 and M65 motorways. Local amenities, schools, and leisure facilities are all within reach, with the towns of Preston, Ormskirk, and Southport only a short drive away.

Stepping inside, a welcoming porch opens into the formal dining room at the heart of the home, providing access both to the main residence and to the self-contained annex. Towards the rear, a stunning orangery floods the space with natural light and offers views across the gardens, perfect for both relaxing and entertaining. To the left of the property, you'll discover a cosy lounge, complete with a log-burning stove and a staircase leading to the first floor. The room retains its original wooden ceiling beams, still fitted with the hooks once used by fishermen to hang their rods – a unique feature that ties the home to its heritage. The well-appointed kitchen features integrated appliances, including a dishwasher and induction hob, and benefits from direct garden access. From here, a useful utility room and a modern downstairs shower room complete this floor of the main property.

To the first floor, you'll find two generously proportioned double bedrooms, each brimming with character and charm. The master bedroom boasts fitted wardrobes and dual aspect windows, maximising natural light and garden views. The second bedroom is equally spacious, making it ideal for children, guests, or even as a home office. Completing the floor is the contemporary family bathroom, fitted with a stylish three-piece suite that includes a jacuzzi bath – perfect for unwinding at the end of the day.

The annex side of the property can be accessed either internally or via its own entrance through a quaint boot room with a stable door leading to the gardens. It features its own fitted kitchen, a lounge with a characterful fireplace, and a staircase rising to the annex bedroom. This private retreat is complete with a four-piece en-suite and access to a dedicated dresser area, making it ideal for multigenerational living, guest accommodation, or even as a potential holiday let.

Externally, the home is approached via a gated driveway that opens into multiple parking areas, complemented by a carport and detached single garage. The property is enveloped by a beautifully landscaped wrap-around garden that offers a mix of open lawns, mature trees, and established shrubs, as well as a variety of zoned areas including designated wildlife corridors to encourage local biodiversity. Multiple seating areas are thoughtfully positioned throughout, offering opportunities to enjoy the tranquillity of the outdoors, while fruit trees add a delightful touch to the garden.

Altogether, this home seamlessly blends historic charm with modern comforts, set within a generous plot that will appeal to families seeking space, privacy, and a home with a truly unique story.





















































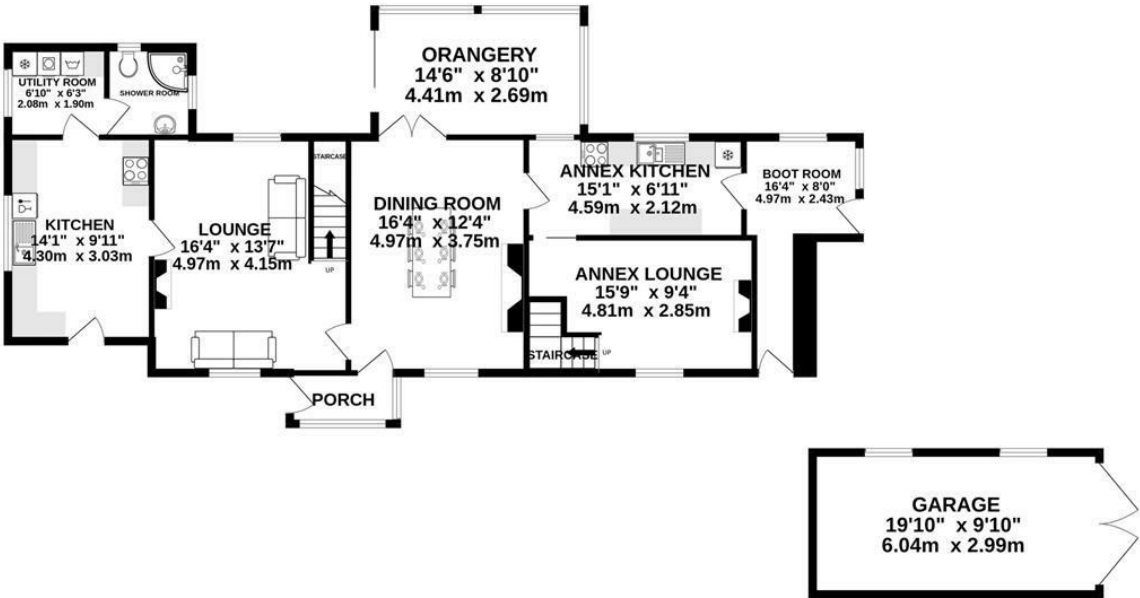






# BEN ROSE

GROUND FLOOR  
1305 sq.ft. (121.3 sq.m.) approx.



1ST FLOOR  
660 sq.ft. (61.3 sq.m.) approx.




TOTAL FLOOR AREA : 1965 sq.ft. (182.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	64	76
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC 	

